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MOM Annual General Meeting – 2022

Minutes of the Annual General Meeting of the Society held on Sunday, the 30th of October 2022 at 10.00 AM at Sunrise Green Apartment, Ahinsa Khand -1, Indirapuram, Ghaziabad – 201014 (U.P.).

Proceedings of the Annual General Body Meeting of Sunrise Green Apartment, Ahinsa Khand -1, Indirapuram Ghaziabad 201014.

1. According to the AGM notice dated 26th October 2022, the meeting was scheduled for 10:00 AM, but since the quorum was not present, the meeting was adjourned by the secretary until 10:20 AM. The meeting was taking a while due to the lack of quorum, so one resident suggested we devote some time and effort to e-waste. The members gathered in strength and the president took the chair. The total strength of the meeting was about 180 + residents.
2. The following Board Members attended the meeting.
 - A. Dr. Priyanka Sinha (President)
 - B. Mr. Happy Kumar (Vice President)
 - C. Mr. Gajendra Singh Rawat (Secretary)
 - D. Mr. Vinod Kumar Agarwal (Treasurer)
 - E. Mr. Shashi Shekhar Pandey (Joint Secretary)
 - F. Mr. Vinod Venaik (Joint Treasurer)
 - G. Mr. Amit Kumar (Board Member)
 - H. Mr. Shashi Narain (Board Member)
 - I. Mr. Alok Gupta (Board Member)
3. Board members, Senior Citizens, and other residents were welcomed by the Secretary. All residents were requested to pay homage to the deceased. Later, the secretary addressed the present members about the AGM agenda. Following this, the Secretary invited Honorary President Dr Priyanka Sinha Ji for her welcome note.

SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)

12-A, Ahinsa Khand-1, Indirapuram, Ghaziabad-201014, U.P. (Regd No: 1950/2018-19)

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In her note, she addressed the residents and welcomed all members, especially those who have recently joined the society. She then congratulated the residents on Chatth Puja and shared its significance. As part of the president's welcome note, she spoke about the burning issues in society. She also spoke about the deteriorating conditions of DG, building infrastructure, PPR pipeline, fire systems, and the implementation of CCTV. As soon as she finished her welcome note, she handed the proceedings over to the Honorary Treasurer Mr VinodKumar Agarwal Ji for an update on the financials (Audit Report) for F.Y. 2021-22.

4. Audited accounts for F.Y. 2021-22 were presented by V. K. Aggarwal, Treasurer. He read out the details of the accounts to the residents. Some queries were raised, which were replied to. While presenting the accounts, the Treasurer pointed out that he and other board members don't know much about these accounts since they pertain to last year. He suggested that for better administration, elections for Board be held in such a way (in the last week of March every year) that the term of the new board starts from 1st April till 31st March. And the treasurer should get accounts audited for his year. And he should present the audited accounts of his tenure to the residents in the A.G.M. **This was accepted by all those present in the meeting.**

The secretary discussed the current work/achievements of the past seven months after a detailed discussion of various topics. Additionally, the secretary provided details about the major tasks based on suggestions from residents. The following items were requested for approval by the secretary on behalf of the board.

- A. There is a need for immediate attention to the **deteriorated facades** of the buildings. This being a large-scale project, it will be proposed to form a committee consisting of civil engineers and residents with a niche background. By involving civil engineers and others in the process, the process will run smoothly and transparently. Each commercial that will be involved in these massive infrastructure repairs will be disclosed before work begins. Board members will share a copy of the contract and the process with the residents. Additionally, we will follow the proper shortlisting process and procedures. As the secretary explained, senior colleagues on the board had shared an estimate of 80 lac, but by now the cost might have increased. Thus, once the quorum approves, fresh quotes will be obtained from different vendors, and the process and details will be shared with every resident. **The proposal was accepted/approved by the residents.**

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- B. The secretary then talked about shaft pipelines as one of the major reasons for seepage and shared that in the last 7 months out of 30 pipelines in the process 18 have already been changed from PPR to CPVC. The cost of each pipeline is ₹1,55,000. The board sought approval for changing another 30 pipelines in an as-needed condition. **The proposal was accepted by the residents.**
- C. The secretary informed the residents that the generators are in poor condition and need to be overhauled. Not only the machine itself, but the entire system needs to be revamped. This massive task will require a budget of INR 60,00,000 to 75,00,000 and the board would like approval from residents. Before any future work is conducted, a third-party audit will be conducted. Each of the reports will be shared with everyone along with the scope and commercials. We will appoint a committee of DGs and electricals. The committee forming process will be shared soon once the house approves the expenses. **The House approved the proposal.**
- D. The secretary also shared his concern about the fire system in society. Currently, we have worked on a few major blocks, but our efforts need more pace and attention. Therefore, approval of 10 lakhs is needed to complete the basic fire system work. **The House approved the proposal.**
- E. CCTV cameras were requested by many residents. Although the request is old, it was previously approved by the house at major meetings. It was announced by the secretary that the total cost of deploying the system would be between 25 to 30 lakhs. **Most of the residents approved the proposal, however, a small number of residents opposed it.**
5. Following the sharing of significant action items/resolutions, the Secretary invited Honourable Joint Secretary Shri Shashi Shekhar Pandey to provide legal updates.
- A) Mr Pandey shared the cases pending in the court, and by the various virtual and physical meetings with the council in the matter they were instructed to dispose of the cases ASAP. In addition, he shared that the court process of resolving defaulters' matters had progressed rapidly and we should have a satisfactory outcome soon.

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- B) He shared that a Writ Petition filed in the High Court of Allahabad against the Deputy Registrar's order for dissolving the newly formed board after the election of 2022 has been issued and the matter is pending.
- C) The board, after the parcel of the IFMs file and the help of the various respectable residents of the society, understood the dispute and sought expert advice. This helped to finalize the jurisdiction to file the case.
- D) Furthermore, Mr. Pandey recommended that a dedicated legal counsel be appointed to provide clearer directions. He also suggested that we should have a permanent legal committee, despite the board being the variable. However, the final decision rests with the board.

This meeting was a marathon in itself and lasted for more than 3 hours. The residents had many questions/concerns and suggestions on various issues. With all due respect, the board will consider all feasible changes. All prominent questions have been noted. Residents will be presented with answers to the questions following a conclusive discussion among the board members.

The meeting ended with a note of thanks to the chair.

Sunrise Greens Residents Welfare Association


08/11/2022
Secretary

Thanks & Regards,
Gajendra S. Rawat
Secretary – SGRWA



CC:

- President (AOA)
- Vice Chairman (Ghaziabad Development Authority)
- DM (Ghaziabad)